

A G E N D A

BUILDING COMMITTEE

October 10, 2001
11:00 A.M. Legal Conference Room
Legal Division – 4th Floor Romney Building

STATE ADMINISTRATIVE BOARD

October 16, 2001
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF ENVIRONMENTAL QUALITY, ONSTEAD – FABCO
Fabricating Company Site – Excavation & Disposal of Contaminants, Debris &
Buried Drums, and Site Restoration
File No. 761/01442.ERD – Index No. 47867
Low Responsive Bidder: Homrich, Inc., Carleton; \$3,017,000.00

REVISIONS TO CONSTRUCTION CONTRACTS

2. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – Secondary
Governmental Complex – General Office Building – Third Floor Renovation
File No. 071/00509.FAR – Index No. 00243
Moore Trosper Construction, Holt; CCO No. 1, Incr. \$139,121.19
3. DEPARTMENT OF COMMUNITY HEALTH, YORK TOWNSHIP – Ypsilanti
Regional Psychiatric Hospital – Site Demolition & Remediation – Phase I
File No. 391/00190.JAN – Index No. 53075
DeAngelis Landscape, Inc., Woodhaven; CCO No. 4, Incr. \$72,130.38
4. DEPARTMENT OF CORRECTIONS, LAPEER – Thumb Correctional Facility –
240 Bed Level IV Housing Unit
File No. 472/98361.EEW – Index No. 53055
Sorensen Gross Company, Inc., Flint; CCO No. 9, Incr. \$65,066.00
5. DEPARTMENT OF STATE POLICE, LANSING – Forensic Science Laboratory –
Construction of New Laboratory
File No. 551/97275.DCS – Index No. 53008
Clark Construction Company, Lansing; CCO No. 29, Incr. \$15,594.00

LEASES FOR PRIVATE PROPERTY

6. DEPARTMENT OF CAREER DEVELOPMENT, MUSKEGON – Renewal of lease (#7710) from November 1, 2001, through October 31, 2006, with John T. and Kathleen J. Puhalski, Husband and Wife, 17891 Woodcreek Lane, Spring Lake, Michigan, for 3,286 square feet of ground floor office space and 18 reserved parking spaces located at 1635 Apple Avenue, Muskegon. The annual per square foot rental rate for this space is \$13.00 (\$3,559.83 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs. This space provides workstations for 15 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
7. DEPARTMENT OF STATE, BENTON HARBOR – Renewal of lease (#7445) from October 1, 2001, through September 30, 2006, with Consumers Investment Co., L.L.C., A Michigan Limited Liability Company, 777-A Riverview Drive, Benton Harbor, Michigan 49022, for 2,009 square feet of ground floor space and thirty (30) in common parking spaces located at 355 Gray Street, Benton Harbor. The annual per square foot rental rate for this space is \$9.00 (\$1,506.75 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs, and pest control. Also, this rate does not include get-ready costs in an amount not-to-exceed \$2,999.85. Effective June 15, 2003, and every subsequent June 15, any increase or decrease in real estate taxes and operating costs per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$9.75 (\$1,632.31 per month) with continuation of above-state adjustment provision. This space provides workstations for 10 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds, 7% General Fund.
8. DEPARTMENT OF STATE, LINCOLN PARK – New lease (#10955) from January 1, 2002, through December 31, 2006, with BNS Associates, L.L.C., A Limited Liability Company, 30300 Northwestern Highway, First Floor, Farmington Hills, Michigan 48334, for 3,276 square feet of office space and 65 parking spaces located at 2525 Dix-Toledo, Lincoln Park. The annual per square foot rental rate for this space is \$13.21 (\$3,742.83 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs, rubbish removal from office. Also, this rate does not include get-ready costs in an amount not-to-exceed \$79,200.00. Effective June 15, 2004, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$14.46 (\$4,097.00 per month) with continuation of above-stated adjustment provision. This space provides workstations for 10 employees and replaces the present lease at 6784 Allen Road, Allen Park for 2,041 square feet. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted; 7% General Fund.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

9. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, ANN ARBOR - Addendum #2 to Lease (#10123) approved by the State Administrative Board on May 3, 1994, Item #9, as modified, by and between Stadium Associates Limited Partnership, and subsequently assigned to Stadium Associates LLC, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, as Lessee, for space located at 2117 Stadium Boulevard, Ann Arbor. This Addendum provides for an additional 2,622 square feet (total square feet 5,694) and extends the lease for five years. Annual rental for the additional square footage is \$37,415.94 (\$14.27 per square foot). The new total annual rental for the combined space will be \$81,310.31 (\$14.27 per square foot). This addendum provides for renovations with a get ready cost in an amount not-to-exceed \$75,746.00. This additional space will provide workstations for 38 additional employees (total of 78 employees). This addendum provides for two five-year renewal options with increases in the annual rental and continuation of the adjustment schedule. Effective December 12, 2009 through December 11, 2014, the new annual rental will be \$89,395.65 (\$15.69 per square foot), an increase of \$1.42 per square foot. Effective December 12, 2014 through December 11, 2019, the new annual rental will be \$98,392.32, (\$17.28 per square foot), an increase of \$1.59 per square foot. This Addendum becomes effective upon the last State Governmental approval and continues on through the termination date of the Lease, or any extension. This Addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
10. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, BATTLE CREEK – Addendum #2 to lease (#4636) approved by the State Administrative Board on April 7, 1981, Item #30, between I & V Enterprises, Inc. and subsequently assigned to Fishman, Dodgson and Bowling, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, Unemployment Agency, as Lessee, for space located 135 Hamblin Avenue, Battle Creek. This addendum provides for a decrease of 1,618 square feet of office space for an annual rent reduction of \$10,347.96. The new total annual rental will be \$85,652.04 (\$6.40 per square foot). The underlying Lease was partially assigned to the Council for Employment Needs and Training Organization (CENT). This addendum will establish the new rental obligation for only the Consumer and Industry Services, Unemployment Agency. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease November 30, 2002, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 95% Federal Funds; 5% State Restricted Funds.

11. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, BATTLE CREEK – Addendum #3 to lease (#4636) approved by the State Administrative Board on April 7, 1981, Item #30, between I & V Enterprises, Inc. and subsequently assigned to Fishman, Dodgson and Bowling, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, Unemployment Agency, as Lessee, for space located 135 Hamblin Avenue, Battle Creek. This addendum provides for a decrease of 1,122 square feet of office space for an annual rent reduction of \$7,188.00. The new total annual rental will be \$78,464.04 (\$6.40 per square foot). The underlying Lease was partially assigned to Council for Human Resource Development Incorporated. This addendum will establish the new rental obligation for only the Consumer and Industry Services, Unemployment Agency. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease November 30, 2002, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 95% Federal Funds; 5% State Restricted Funds.

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER

12. FAMILY INDEPENDENCE AGENCY, Petoskey - Construction Change Order #1 to Lease #10870 approved by the State Administrative Board on 12/19/00, Item #13, between Family Independence Agency Investments, LLC, as Lessor, and the State of Michigan, Family Independence Agency, as Lessee. This construction change order provides for items requested by the Family Independence Agency at a cost not-to-exceed \$18,676.00 for space located at Summit Park Drive, Petoskey, Emmet County. Source of Funds: 45% Federal Funds, 55% General Fund.